

146.0

0003

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,004,800 / 1,004,800

USE VALUE: 1,004,800 / 1,004,800

ASSESSED: 1,004,800 / 1,004,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		HILLCREST ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	MCCALMONT DOUGLAS R/JOAN A
Owner 2:	
Owner 3:	

Street 1: 21 HILLCREST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:	MCCALMONT DOUGLAS R/JOAN A -
Owner 2:	-

Street 1: 21 HILLCREST ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**NARRATIVE DESCRIPTION**

This parcel contains 8,244 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1932, having primarily Vinyl Exterior and 1940 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8244		Sq. Ft.	Site		0	80.	0.81	9									533,855						533,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8244.000	470,900		533,900	1,004,800		95890
							GIS Ref
							GIS Ref
							Insp Date
							12/18/08

1 of 1

Residential

CARD

ARLINGTON

 APPRAISED: 1,004,800 / 1,004,800  
 USE VALUE: 1,004,800 / 1,004,800  
 ASSESSED: 1,004,800 / 1,004,800

Parcel ID # 1:	95890
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:35:33

**USER DEFINED**

Prior Id # 1:	95890
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:35:33

**PRINT**

Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**CivilDistrict:**

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	470,900	0	8,244.	533,900	1,004,800	1,004,800	Year End Roll	12/18/2019
2019	101	FV	365,900	0	8,244.	500,500	866,400	866,400	Year End Roll	1/3/2019
2018	101	FV	365,900	0	8,244.	413,700	779,600	779,600	Year End Roll	12/20/2017
2017	101	FV	365,900	0	8,244.	380,400	746,300	746,300	Year End Roll	1/3/2017
2016	101	FV	365,900	0	8,244.	347,000	712,900	712,900	Year End	1/4/2016
2015	101	FV	338,400	0	8,244.	340,300	678,700	678,700	Year End Roll	12/11/2014
2014	101	FV	338,400	0	8,244.	316,300	654,700	654,700	Year End Roll	12/16/2013
2013	101	FV	338,400	0	8,244.	301,000	639,400	639,400		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN SARA Q/DA	43829-553		10/1/2004	Change>Sale	530,000	No	No		
HART GEORGE A &	41988-241		2/4/2004	Change>Sale	324,000	No	No		
	7337-525		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2013	1030	Re-Roof	4,400	C				
8/5/2008	884	Addition	137,000	C		G10	GR FY10	GAR MBDRM ADD
2/17/2004	88	Renovate	30,000	C				REN/ATTIC KITC/BAT
2/3/2004	59	Re-Roof	8,200	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/2/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
12/18/2008	Meas/Inspect	294	PATRIOT
1/26/2005	Permit Visit	BR	B Rossignol
12/9/2004	MLS	MM	Mary M
4/26/2000	Inspected	264	PATRIOT
1/4/2000	Measured	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA

